



**Planning Staff Report to
Greenville Planning Commission
June 10, 2021
for the June 17, 2021 Public Hearing**

Docket Number:	SD 21-051M
Applicant:	Austin Allen, Arbor Engineering
Property Owner:	Honey Bee Investments, LLC
Property Location:	323 Wilkins Street
Tax Map Number(s):	0095000800500, 0106000200300
Acreage:	1.29 acres
Zoning:	RM-1, Single- & Multi-Family Residential District
Proposal:	Major subdivision request for 5 single-family detached residential lots
Staff Recommendation:	APPROVE, with staff comments and conditions

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.1.2(A), *Administrative and decision-making bodies, Planning commission, Powers and duties*

Sec. 19-2.2.4(C), *Common procedures, Neighborhood meetings, Neighborhood meeting required*

Sec. 19-2.3.13(A), *Land development, Subdivision*

Sec. 19-6.7.2, *Access standards*

Sec. 19-6.7.3, *Utility standards*

Project Overview:

The applicant proposes a major subdivision of 2 lots into 5 lots on a 1.29 acre tract located along Wilkins Street. The subdivision is served by Wilkins Street and does not propose any new streets. New sidewalks are planned along the south side of Wilkins Street within the extents of the development.

This application is a major modification to the Planning Commission approval on April 15, 2021. The previous approval included four lots that fronted Wilkins Street and a cul-de-sac, along the eastern property line, that provided access to three residential lots. The modified application eliminates the new street and proposes five residential lots fronting Wilkins Street.

Procedural Requirements:

Pre-Application and Development Meetings

A pre-application meeting was held between the applicant and City Planning, Civil Engineering and Fire Department Staff. The proposed design more closely reflects the City's goals for residential development in this area.

Neighborhood Meeting

The Applicant presented their project at the Greater Sullivan Community Neighborhood Association monthly meeting on June 8, 2021 to meet neighborhood meeting requirements in subsection 19-2.2.4 of the Land Management Ordinance. A member of Planning Staff attended this meeting. A list of meeting attendees and a meeting summary provided by the applicant is included with the Planning Commission packet.

Site Information:

The proposed subdivision is generally located on Wilkins Street, adjacent to the Sullivan Center Lifelong Learning parking lot.

The subject property is zoned RM-1, Single- & Multi-Family Residential District and is located within the Greater Sullivan Neighborhood Overlay and Special Emphasis Neighborhood. Current land use of the property is vacant and the site of a recently demolished motel/apartments. Adjacent land uses include single-family residential to the north, west, and south, and educational to the northeast (adult learning) and east (parking).

The GVL2040 Future Land Use designation for this property is “Urban Residential”, which includes a mixture of low-density and medium-density housing types, such as multifamily units, townhouses, single-family detached, and single-family attached dwellings.

Staff Analysis:

Development Use, Layout and Dimensional Requirements

The RM-1, Single- & Multi-Family Residential District allows a density of up to 10 residential units per acre with a prorated minimum lot area of 4,356 square feet. Typical lot dimensions in this development comply with both minimum lot width and lot area requirements and are consistent with current single-family residential patterns along Wilkins Street. Lots, as proposed, appear to have adequate space to meet setback requirements and remain developable. The single-family detached residential use is a permitted use in the RM-1, Single- & Multi-Family Residential District.

Vehicle and Pedestrian Access and Circulation

Proposed lots on this site will be served by existing public streets. All five proposed lots will front Wilkins Street. A 5ft sidewalk with required curb lawn is proposed along the south side of Wilkins Street along the extent of the project.

Landscaping, Buffering, and Common Open Space

A preliminary landscape plan has not yet been submitted. Street tree requirements will be enforced along Wilkins Street. Landscape, tree protection, and creek buffering requirements will be addressed during the permit process.

Common open space or recreational space is not required as part of the City’s regulations for single-family detached residential developments. Two parcels, located at the east and west extents of the development, are proposed as common areas to be maintained by a homeowners association or similar body. These parcels, if established, will not be permitted to be developed for residences upon final platting because these common areas do not meet minimal dimensional standards .

STAFF RECOMMENDATION:

APPROVE, with staff comments and conditions

Staff Comments and Conditions

Planning Comments**Comments:**

- 1) Single-family residential infill standards apply to this site and resultant parcels, as outlined in the Land Management Ordinance (LMO) Section 19-6.9.
- 2) The Design Standards for Neighborhood Revitalization Overlay Districts will apply to homes built within the development, as outlined in LMO Section 19-6.12.
- 3) Common areas on the western and eastern sides of the property shall remain common space and are not eligible for any development of future residences.

City Engineer Comments and Conditions

City Engineer Comments and Conditions listed below are for the previous plan that was reviewed by the Planning Commission. Updated comments were not received prior to publishing this staff report.

Comments and Conditions:

Recommend preliminary subdivision approval subject to conditions and requirements of the Civil, Traffic and Environmental Engineering divisions.

Civil Engineer Comments and Conditions

Civil Engineer Comments and Conditions listed below are for the previous plan that was reviewed by the Planning Commission. Updated comments were not received prior to publishing this staff report. All Standard Comments and Site Specific Comments #9-12 appear to still apply, which the Planning Commission can verify from Civil Engineering during the June Regular Meeting.

Comments and Conditions:

Standard Comments

- 1) The development shall meet the requirements of Article 19-2.3.13(A) Land Development – Subdivision of the Land Management Ordinance of the City of Greenville.
- 2) All proposed public and private improvements shall meet the requirements of Section 19-6.7 Site Development and Related Infrastructure of the City's Land Management Ordinance. The design and construction of the public and private infrastructure shall conform to all applicable federal and state regulations and the requirements of the City's design and specifications manual.
- 3) Right of Way Encroachment Permits - All improvements or construction activity performed within the public right of way of Anderson Street will require an approved SCDOT encroachment permit.
- 4) Final Plat – A Final Plat shall be recorded for the subdivision. The final plat will require a separate application and shall be submitted in conformance with the Final Plat requirements as outlined in Appendix F of the City's Administrative Manual. All required public and private infrastructure improvements shall be permitted, constructed and accepted by the respective agencies or bonded prior to approving the final plat for recording.
- 5) A Site Plan Permit shall be approved for the development of the site detailing the demolition, grading and stormwater, utility improvements and site access.

Site Specific Comments

- 6) Access – The development is proposing to access an existing public street, Wilkins Street, owned by the City to provide access to Lots 1-4 and the construction of a new public road, Pluto Court, to serve as the primary access to the lots 5-7.
- 7) Pluto Court shall be designed to meet the City's standard for a local residential street standard and cul-de-sac. Sidewalk on one side of the road only is acceptable but the road must be shifted within the right of way to allow for a 5.0' curb lawn.
- 8) Sight Triangles shall be established at the intersection of Pluto and Wilkins Street.
- 9) Wilkins Street Sidewalk – A new sidewalk and curb lawn shall be constructed along the property frontage of Wilkins Street as shown on the preliminary plat. Existing driveways on Wilkins Street not proposed to be reused shall be closed with curb matching the existing street section. Existing curb along Wilkins Street that is in poor condition shall be replaced with new curb.
- 10) Utility Road Repair - Per City Ordinance 36-109, any utility cut exceeding 20 feet in length or width may require repaving the road up to 100 feet on either side of the repair area. It is anticipated that Wilkins Street will have to be resurfaced due to the impacts of the various proposed utility cuts associated with Lots 1-3 and utility extensions required for this subdivision. The utility impacts and street repair requirements will be evaluated further and permitted with the required site permit but it the developer will be required to mill and/or resurface the street within the entire limits of the proposed utility work area to meet City ordinance requirements.

- 11) The development will require an extension of the City's sanitary sewer system and an extension of the water system to serve the new lots. Easements will be required through the site for the utility extensions and recorded with the final plat for the subdivision.
- 12) HOA Covenants, Conditions and Restrictions – A declaration of covenants, conditions and restrictions shall be recorded with the Greenville County Register of Deeds Office establishing ownership and maintenance responsibilities of any proposed stormwater management features and/or other common elements of the subdivision. A reference to the declaration of covenants and restrictions shall be provided on the final plat.

Traffic Engineer Comments

Comments:

No comments.

Environmental Engineer Comments and Conditions

Comments and Conditions:

Site Specific Comments:

- 1) Application review approval is subject to the applicant satisfying all conditions and requirements of the previous engineering comments.
- 2) A maximum limit of potential easement of the stormwater detention control measure was shown on the plans. This must indicate the maximum extent of grading as well, as the buffer area must be kept "in situ".
- 3) Indicate on the easement documents a path to access the rear stormwater detention control measure.

Standard Comments:

- 1) Wastewater – Wastewater service for the development will be subject to the following conditions:
 - a. There are existing City sewer mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from the City and ReWa by submitting a Sewer Capacity Request Form (Service Lateral Fillable Form aka PSSAR).
 - b. The wastewater permitting and acceptance process shall meet those requirements set forth in the City of Greenville Design and Specifications Manual Chapter 8.
 - c. Each building shall have a separate and direct connection to the City's sanitary sewer main.
 - d. Prior to using an existing lateral, the existing lateral must be tested to ensure that it conforms to City of Greenville performance requirements. Provide a video documenting the condition of the existing service connection prior to its reuse. A new lateral will be required if the existing lateral is in poor condition. The final Certificate of Occupancy will not be issued until the lateral is shown to be in good condition or a new lateral is installed.
 - e. Each building shall require a new service fee through ReWa.
- 2) Stormwater Management – The development is considered a larger common plan and must be performed in conformance with the City's stormwater ordinance (Article 19-7: Stormwater Management). Specifically, you will need to have a Professional Engineer prepare a non-single family site plan for the development and it will be subject to the following conditions:
 - a. A stormwater plan is required to be submitted with the non-single family site plan permit. Submit the major, minor or the soil erosion and sediment control stormwater plan as appropriate.
 - b. At a minimum, a stormwater plan should include:
 - i. Proposed layout.
 - ii. Appropriate erosion control best management practice standard details.
 - iii. A construction entrance.
 - iv. A concrete washout.
 - v. Silt fence

- c. The plan should also show any drainage details needed to ensure the development will not adversely impact adjacent properties and will adequately control runoff from offsite.
 - a. If the proposed development creates a new impervious surface greater than or equal to 0.25 acres, water quantity will be required for the 2, 10 & 25 year 24 hour storm event with no significant increase in the 100 year 24 hour storm event.
 - b. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.
 - c. Water quality treatment is required when either:
 - The proposed development has a total impervious surface area ratio of 60% or greater and disturbs 50% or more of the parcel or larger common plan over a five year period; or;
 - The proposed development creates a new impervious surface greater than or equal to 0.25 acres.
- 3) Floodplain – A portion of the subject property is located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps.
 - 4) a. Compensatory storage is required for all storage lost or displaced in a regulatory floodplain. Hydraulically equivalent compensatory storage requirements for fill or structures in a riverine regulatory floodplain shall be at least equal to 1.5 times the volume of regulatory floodplain storage lost or displaced. Such compensation areas shall be designed to drain freely and openly to the channel and shall be located opposite or adjacent to fill areas. A deed or plat restriction is required to prohibit any modification to the compensation area. The regulatory floodplain storage volume lost below the existing ten-year frequency flood elevation must be replaced below the proposed ten-year frequency flood elevation. The regulatory floodplain storage volume lost above the ten-year existing frequency flood elevation must be replaced above the proposed ten-year frequency elevation.
 - b. If the proposed development would result in a change in the mapped regulatory floodplain, regulatory floodway, or the BFE on a site, the applicant shall submit sufficient data to the city and FEMA to obtain the appropriate letter of map change (LOMC). All adjacent property owners, communities, and the state department of natural resources shall be notified prior to any alteration or relocation of a floodplain, and submit copies of such notifications to the city. A LOMC due to fill does not preclude a development from meeting the compensatory storage requirements.
- 4) *Wetland provisions:* All impacts to jurisdictional waters of the U.S. and waters of the state must be permitted in compliance with all federal and state standards. This includes any permits from the Army Corp of Engineers and any mitigation requirements.
 - a. *Submittal requirements:*
 1. The applicant shall delineate all wetland area boundaries in accordance with the current federal wetland determination methodology on the plans.
 2. All federal and state permitting documents relating to wetlands shall be provided to the city along with all permits issued.
 3. All federal and state wetland monitoring reports shall be provided to the city.
 - b. *Restrictions:* Preservation of wetlands shall be provided by deed or plat restrictions.

Parks & Recreation Conditions

Conditions:

A full tree survey will be required before any permit for land disturbance will be approved. All trees over 6" diameter to be removed will require inventory and mitigation per 19-6.3

Fire Department Comments

Comments:

New layout, all accessible from public street.



city of greenville

APPLICATION FOR SUBDIVISION

Contact Planning & Development (864) 467-4476

Office Use Only:

Application# _____ Fees Paid _____
Date Received _____ Accepted By _____
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	AUSTIN ALEN	HONEY BEE INVESTMENTS, LLC
*Title:	LAND PLANNER	OWNER
*Address:	10 WILLIAMS ST. GREENVILLE	121 BLOCKHOUSE ROAD GREENVILLE
*State:	SC	SC
*Zip:	29601	29615
*Phone:	864-230-6232	864-350-3976
*Email:	AUSTINALEN@A2ENGINEERINGLLC.COM	

PROPERTY INFORMATION

*SELECT SUBDIVISION TYPE: _____ Major Preliminary (3-10 lots) _____ Major Preliminary (11+ lots) _____ Minor (2 lots)

_____ Major Final (3-10 lots) _____ Major Final (11+ lots)

☒ Modification (Major 3+ lots) _____ Modification (Minor 2 lots)

*STREET ADDRESS 317 WILKINS ST. GREENVILLE SC 29605

*TAX MAP #(S) 0095000801500 + 0106000200300

*CURRENT ZONING DESIGNATION R-M1

*ORIGINAL APPLICATION # SD-21-051

*SUBDIVISION PLAT #

*SUBDIVISION NAME MEDFORD MEWS

*TOTAL ACREAGE 1.29

*# ORIGINAL LOTS 2

*# PROPOSED LOTS 5

INSTRUCTIONS

1. The applicant is encouraged to schedule a preapplication conference at least one (1) month prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review one (1) to two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 to schedule an appointment.

PREAPPLICATION MEETING DATE 5/25/21

2. If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.

3. All applications and fees (made payable to the City of Greenville) for designation as a Major Subdivision Preliminary Plat must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.

A. Major Subdivision – New (3-10 lots)	\$300.00 – Preliminary Plat review, <i>public hearing required</i> \$300.00 – Final Plat review, <i>administrative review</i>
B. Major Subdivision – New (11+ lots)	\$550.00 – Preliminary Plat review, <i>public hearing required</i> \$550.00 – Final Plat review, <i>administrative review</i>
C. Major Subdivision – Modification	\$150.00 / \$275.00 – <i>public hearing may be required</i>
D. Minor Subdivision – New (2 lots)	\$300.00 – Summary Plat review, <i>administrative review</i>
E. Minor Subdivision – Modification	\$150.00 – <i>administrative review</i>

4. Staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
5. Subdivision Plat format and content requirements are reflected in the Administrative Manual at Appendix 'F'. Please refer to **Section 19-2.3.13, Land Development**, for additional information.
6. **Public Notice Requirements.** Major Subdivision applications require a planning commission public hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date.

Major Subdivision applications also require a developer-led neighborhood meeting, which is to be held at least eight (8) days prior to the scheduled planning commission hearing (Sec. 19-2.2.4, Neighborhood meetings). See *Instructions for Organizing a Developer-Led Neighborhood Meeting* for more information.

Upon planning commission recommendation, the application item will be scheduled for city council hearing.

(To be filled out at time of application submittal)

AA Public Hearing signs are acknowledged as received by the applicant

AA Instructions for Organizing a Developer-Led Neighborhood Meeting are acknowledged as received by the applicant

*APPLICANT SIGNATURE

Austin Allen

7. **Please verify that all required information is reflected on the plan(s), and submit one (1) paper copy and one (1) electronic version of the application submittal package.**
8. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

Austin Allen
5/21/21

*APPLICANT SIGNATURE

DATE

9. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application **is** ____ or **is not** ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

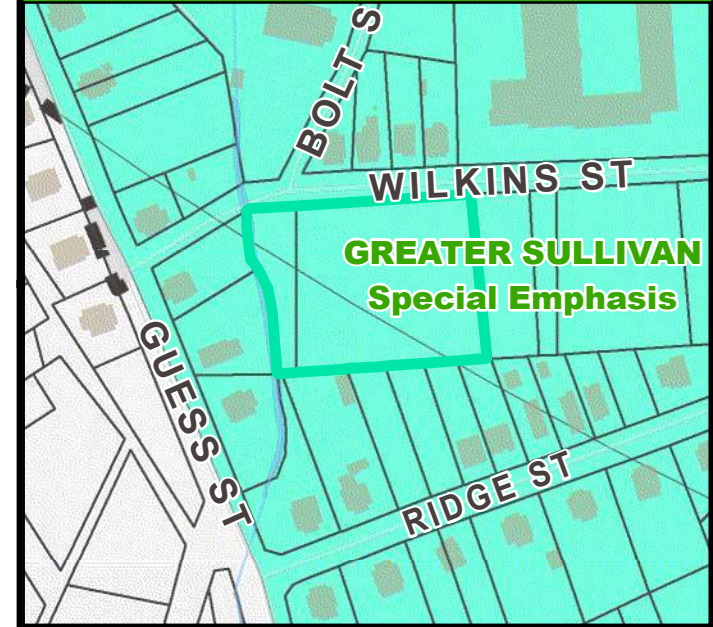
*Signatures	
Applicant	<i>Austin Allen</i>
Date	<i>5/21/21</i>
Property Owner/Authorized Agent	<i>Magnus / Leary</i>
Date	

SD-21-051M

NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS

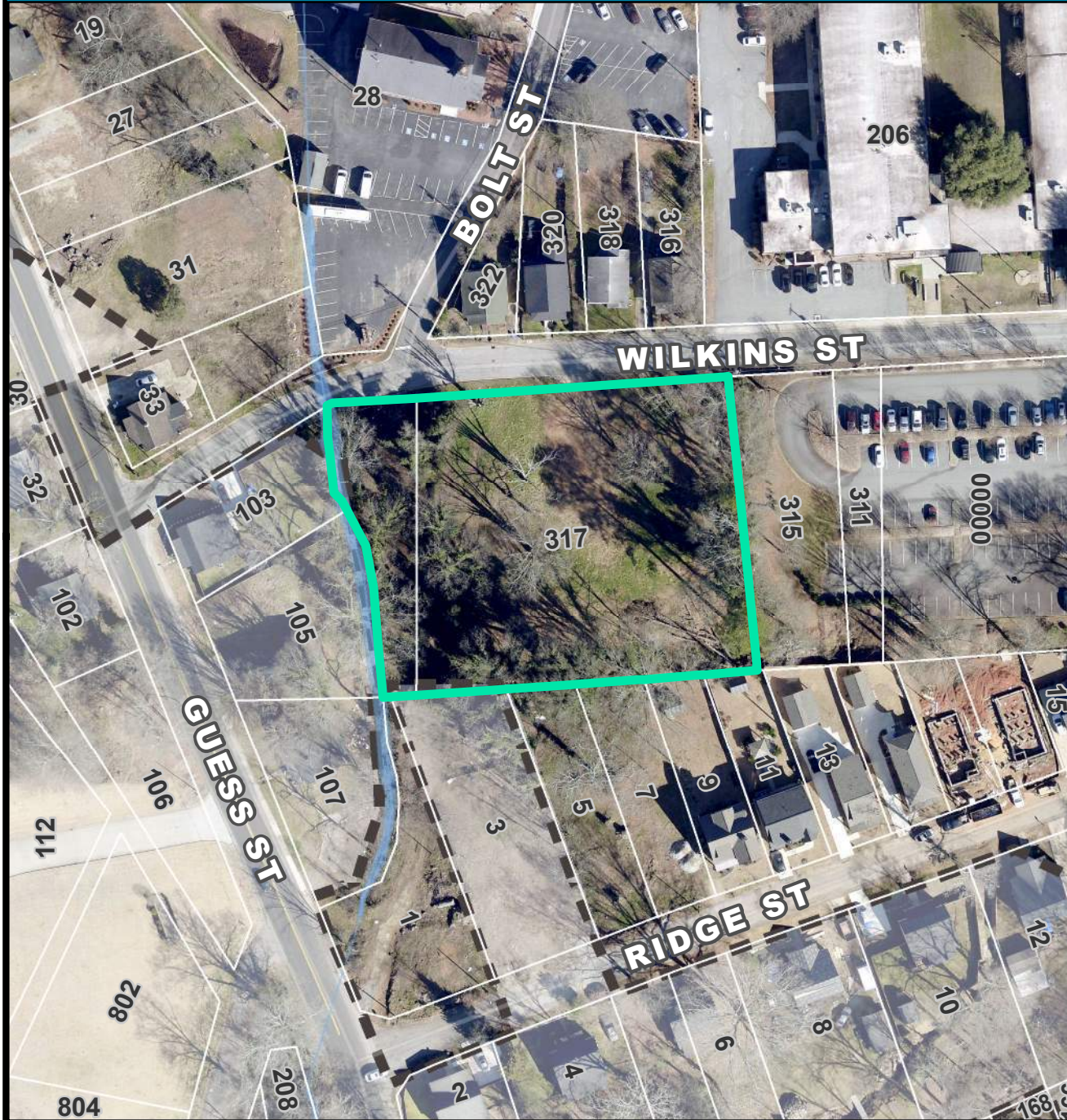


PRESERVATION OVERLAYS

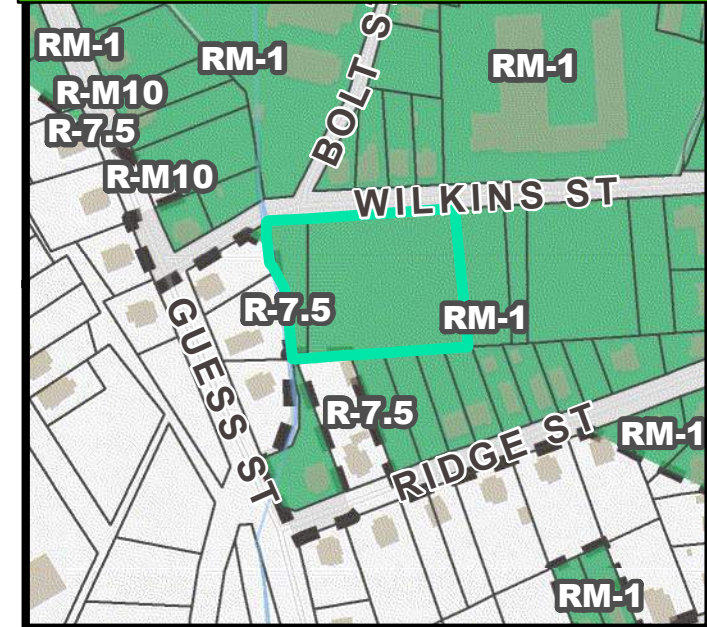


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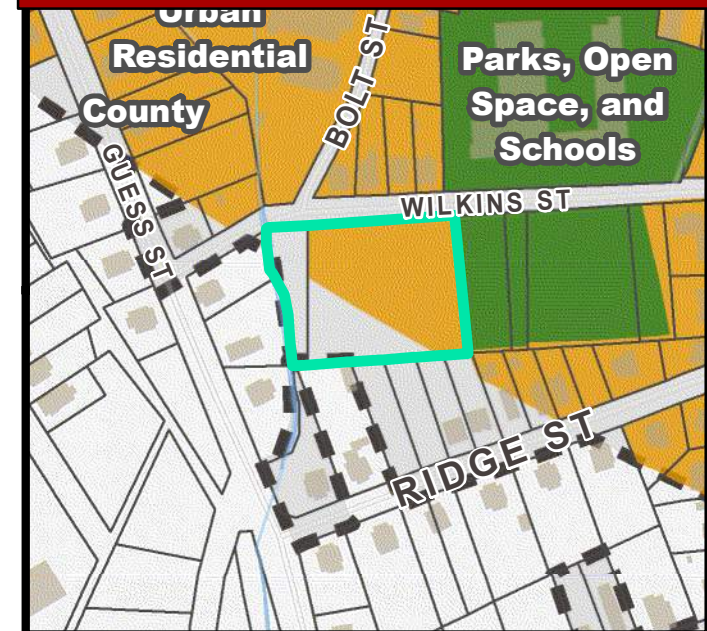
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE





NEIGHBORHOOD MEETING MINUTES

TO: PLANNING DEPARTMENT, CITY OF GREENVILLE
FROM: ARBOR ENGINEERING, INC. (AUSTIN M. ALLEN)
SUBJECT: GREATER SULLIVAN NEIGHBORHOOD MEETING MINUTES
DATE: 6/9/2021
CC: PLANNING@GREENVILLESC.GOV, CDPOWELL@GREENVILLESC.GOV

Meeting hosted by the Greater Sullivan Neighborhood Association at Juanita Butler Community Center at 6:30. Attendees were provided a site plan with the meeting notification letter mailed out on June 2. ARBOR noted attendees on sign-in sheet.

ARBOR Engineering, Inc. gave a brief summary of the project design and opened the meeting for questions. The following questions were received:

- What roads run along the site?
) RESPONSE: The site is located along Wilkins St. and Bolt St.
- Will the front doors face Wilkins?
) RESPONSE: Yes.
- What is the square footage of the properties?
) RESPONSE: The lots are around 8,500 sq. ft give or take 50'. Building footprints will be roughly 1,400 sq. ft. Unit costs will be similar to what is currently being constructed in the area.
- Will they be for sale or for rent?
) RESPONSE: Everything that we have been told up until now is that they will be for sale. We cannot promise that someone won't buy and rent.
- How many lots are being proposed?
) RESPONSE: 5 Lots
- Is there a plan of the riverbank? What's the runoff look like?
) RESPONSE: We do not anticipate having to address stormwater quantity. The way that the runoff will function is the water will continue to sheet flow to the creek.
- Is there any dates when utilities set for constructing utilities? Will they be discussed at the Planning Commission meeting.
) RESPONSE: No, we do not have anything scheduled at this point and this will not be discussed.
- Will these units be 2 story?
) RESPONSE: They will be one story with a partial second story. The units will be consistent with the bungalow style of home.
- What is all that behind the houses? Will that be backyard?
) RESPONSE: Yes, that area will be the backyard.
- The units will be facing the church?
) RESPONSE: Yes.
- Will there be parking on the street to obstruct the church or will there be driveways?
) RESPONSE: Each house will have a driveway for parking.

Prior to ending the meeting, Dan Weidenbenner, of The Greater Sullivan Neighborhood Association, provided basic information on the process moving forward to the public hearing, and how to make further comment.

Neighborhood Meeting

Project Name: MEDDED MENS

Location: JUANITA BUTLER COMMUNITY CENTER

Time of the meeting: 6:30

Date: 6/8/21

Representative holding meeting: AUSTIN ALLEN

Name	Street Address	Email
1 Megan Young	City Park + Rec	Mayoung@greenville.sc.gov
2 Victoria Iriel	City Park	Vgirie1@greenville.gov
3 Ashley Miller	107 Sullivan St	ashley@smockle.com
4 Mickey Wooten	113 Ladson St.	mick@wooten@gmail.com
5 Dent	112 Ladson St	jdenta@bryndent@gmail.com
6 Brittany Embert	110 Ladson St.	embertbrittany@gmail.com
7 Jack & Silew	15 Elm St	
8 George Sherry	16 1/2 Elm St	J.Thompson1353@gmail.com
9 ROBERTA JAMES	202 Tremont Ave	
10 Pamela Cureton	8 Addie Ct	
11 Lesley Moore	214 Burns St	lmoore@freemanandmoore.com
12 Edger & Christina Hopgood	8 Mission St	ehopgood3@gmail.com
13 Maria & Kyle Kugler	168A Otis St	maria.kugler2@gmail.com
14 Jill Campen	7 Mission St	jill@campengroupinc.com
15 Nate & Emily Mirke	15 Mission St	Nathan.Mirke@gmail.com
16 Amy Hall	20 Ladson St	amyhall80@gmail.com
17 The Whitesells	105 Ladson St	natalee.whitesell@gmail.com
18 Thompson, Susan	108 Ladson St	SusanThompson38@gmail.com
19 LITFANY HOLLIDAY	200 Clark Street Apt 208 29607 / 11081M	hollidaylita@gmail.com
20 Alonzo Anderson	210 Ridge	andersonalbnzo420@gmail.com
21 Mary Jeter Brown	16 Ladson St	MaryJeterBrownDB@gmail.com
22 Denise P. Gambrell	311 Earle Drive B'ville SC	dgambrell1964@gmail.com
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24		
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